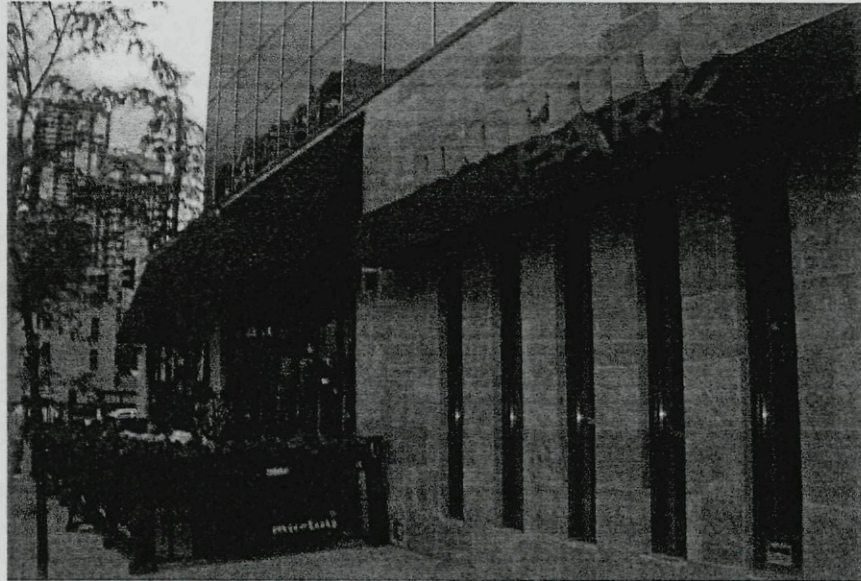


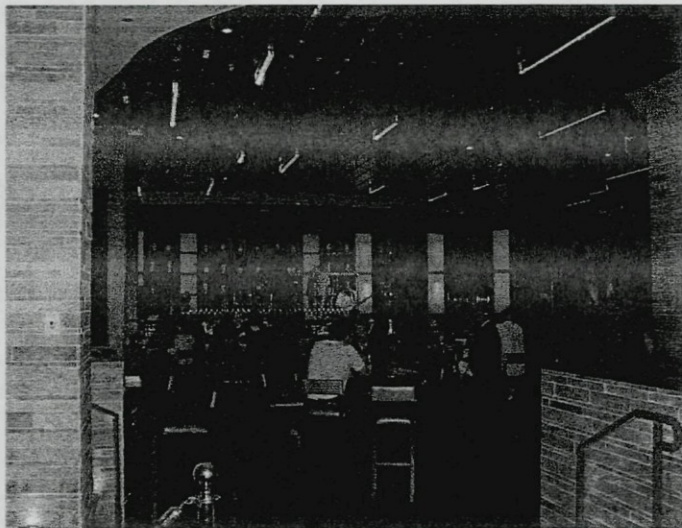
Martini Park
BAR AND LIVE ENTERTAINMENT
USE PERMITS PROJECT NARRATIVE

Updated August 1, 2008



Martini Park's outdoor patio enlivens its Chicago streetscape.

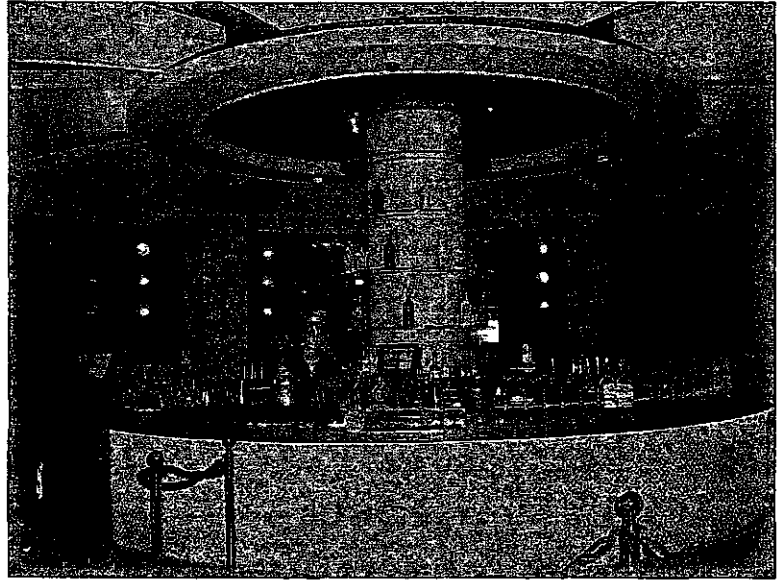
Martini Park is a restaurant and cocktail lounge venue new to the Valley that is coming to the Scottsdale Quarter mixed-use project on Scottsdale Road between Butherus and Greenway-Hayden. Martini Park is requesting approval of both bar and live entertainment use permits at its proposed location in the Phase One Building J at the northeast corner of 72nd and Butherus Drive. The building is currently under construction.



Martini Park's live band and DJ entertain patrons with familiar pop/rock selections.

Martini Park's innovative dining and entertainment concept attracts clientele in their 30's, and older, who enjoy an evening out but are looking for a more sophisticated ambiance rather than the usual loud and raucous lounge scene. Martini Park features highly-acclaimed cuisine, signature martinis/cocktails and live entertainment with a variety of contemporary lite "adult" music. A live band will perform sets of recognizable pop and rock favorites from a centrally located elevated stage. A DJ will offer similar selections between band sets. The live band and DJ music is intended to be played at a reasonable volume for listening, dancing and conversation.

Martini Park will include several distinct environments: guests can enjoy live music and dancing in the main room, chat in the intimate round bar area, or socialize in the patio areas. Approximately 9,100 square feet of space including a patio bar area with both indoor and outdoor seating, a main room with a stage bar, flexible dance floor area and seating, as well as a round bar with seating and a DJ booth, are planned. There will also be approximately 800± square feet of outdoor patio area.



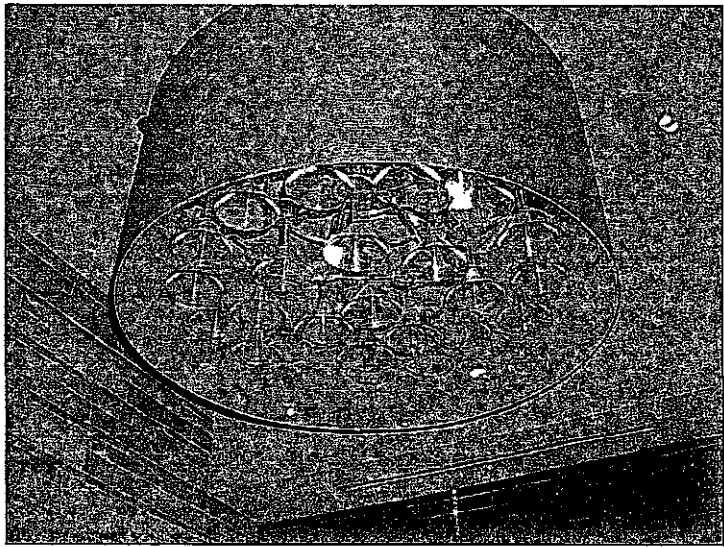
The eye-catching "round bar" offers an inviting place to mingle and chat.



The "patio bar" provides patrons another choice for gathering at Martini Park.

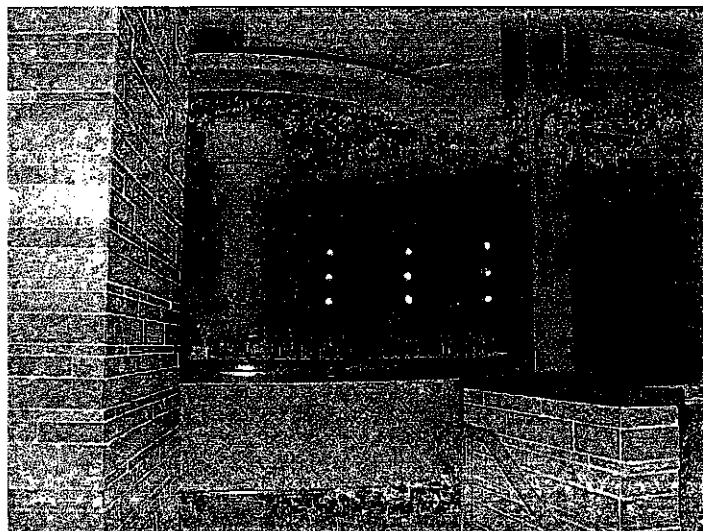
Structured parking adjacent to and above the Martini Park space, which serves Phase One of the Scottsdale Quarter project, will provide the required parking for Martini Park. Based on the DRB approved Project Master Site Plan and Parking Summary dated 07-12-07, and stamped approved on 08-23-07, which calculates "bar/nightclub" uses at 1 car/50 SF, 175 spaces are required. The Scottsdale Shared Parking Model which supports this requirement is included with this use permit submittal. Even if the parking requirement were based on occupancy with a 2.5 calculation factor, ample parking is available to accommodate this primarily nighttime use.

Martini Park's elegant and exclusive ambiance has been created to attract the well-dressed, mostly professional, set who are looking to socialize and dine in a truly distinctive setting with live entertainment and dancing. Designed by world-renowned architect Jeffrey Beers, the lounge features glamorous and dramatic lighting and decor that appeal to the more mature "in crowd," who have previously not been offered this type of alternative nightlife venue. The Martini Park menu offers creative small plate items designed for sharing and munching over the course of the evening, making dining an integral part of the Martini Park experience.



Signature chandeliers reflect Martini Park's specialty.

The Scottsdale Quarter is planned to be a high-end, mixed-use, regional urban district with places for people to live, work and play. Martini Park is exactly the type of upscale restaurant/entertainment use envisioned as part of the Scottsdale Quarter "play" mix. Scottsdale Quarter residents, along with those in the Kierland development across Scottsdale Road, will be the kind of clientele targeted by Martini Park. Phase One of the Scottsdale Quarter consists of 139,876 SF of retail/restaurant uses, including the Martini Park space along with 141,969 SF of office uses along Scottsdale Road. Building J is a 60-ft. tall, 38,264 sq. ft. building containing ground floor retail, restaurant and parking. The structured parking consists of 3 sub-levels, a ground level and 4 levels above grade and can accommodate 1,314 cars. Martini Park will have access to this adjacent structured parking and is intended to enhance the vibrancy and day-night appeal of the Scottsdale Quarter.



Martini Park's décor creates a trendy, upscale ambiance.

Martini Park Bar and Live Entertainment Use Permits Meet all Ordinance Criteria

Satisfaction of Bar Use Permit Criteria

Sec. 1.403. [C.1] *Bars, cocktail lounges, and/or after hours establishments.*

1. The use shall not disrupt existing balance of daytime and nighttime uses.

Martini Park will be located in the Scottsdale Quarter just off Scottsdale Road within the vicinity of the Scottsdale Airpark, in a commercial and industrial area with a mix of employment, shopping, dining and residential uses. The Scottsdale Quarter was designed to provide a balance of daytime and nighttime uses, including specifically "bar/nightclub" uses. The primary hours of operation for the proposed Martini Park bar and live entertainment use will be after normal retail and office hours and will thus not conflict with but rather augment daytime uses.

2. The use shall not disrupt pedestrian-oriented daytime activities.

Martini Park is expected to operate Monday through Saturday from 4:00 PM to 2:00 AM and will provide exactly the daytime – nighttime mix of activities envisioned for the Scottsdale Quarter and its residents. Martini Park adds an intended nighttime activity and takes advantage of the mix of uses and pedestrian orientation of the Scottsdale Quarter.

3. If the site is located within the downtown overlay district then:

Not applicable.

4. If the use is located within five hundred (500) feet of a residential use or district then:

- a. The use shall not adversely impact residential uses.
- b. The use shall provide methods of buffering residential uses.

The Scottsdale Quarter will ultimately include residential units along with a hotel, in Phase Three. These units are well-separated from Martini Park and buffered by commercial buildings between Martini Park and the planned residential units. Both the Martini Park entry and west patio are five hundred (500) feet away from the proposed condominiums and are oriented to the west, facing away from these residential uses. Residents who come to live in the Scottsdale Quarter will be choosing that location knowing its mixed-use context and wanting the urban life-style, dining and nightlife it affords. Martini Park is being designed to be a good neighbor to Scottsdale Quarter residents and to mitigate any potential adverse impacts. The closest other residential uses are located over 1,600 feet away to the northwest, at the Mark Taylor luxury apartment community located at 71st Street and Kierland Boulevard (City of

Phoenix); the next closest residences are near 71st Street and Acoma Drive (City of Phoenix). Any noise emanating from the site will be mitigated by building design and buffered by the distance separation as well as the retail and commerce park development located at the northwest and southwest corners of Scottsdale Road and Greenway.

5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.

The Security, Maintenance and Operations Plan has been submitted.

6. The applicant shall provide, with the application for a conditional use permit, a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.

The Security, Maintenance and Operations Plan, with Plan of Operation and Service Areas Plan Addenda, which includes exterior refuse control, is being submitted as part of the application as required. The site plan shows a designated Trash Compactor for Building J and Martini Park use at ground level within the parking structure.

7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.

The updated Acoustics Letter analyzes noise impacts and addresses the land use context and acceptable noise levels in this mixed-use area in relatively close proximity to the airport and surrounded by commercial and Airpark uses. No amplification equipment is proposed to be installed in the outdoor patio area, which is located now only on the west internal to the Scottsdale Quarter project. Martini Park is surrounded on three sides by the rest of the Scottsdale Quarter mixed-use development. To the north of Martini Park is a parking structure and additional commercial retail/office buildings. To the east are another retail tenant and a series of buildings within Scottsdale Quarter, including condominiums on the eastern perimeter of the project several hundred feet away. Then across the street farther to the east are office/industrial buildings. To the south across Butherus are additional office/industrial buildings. To the west are Scottsdale Quarter commercial retail/office buildings, Scottsdale Road and the Kierland mixed-use development with additional shopping/dining/entertainment uses. In this context the sound levels associated with Martini Park are consistent with the context and character of the area, particularly since Martini Park is generally operating when the office/industrial buildings to the south of Butherus and across the street from Scottsdale Quarter to the east would be closed. Martini Park is not in the middle of a quiet residential neighborhood but rather in the middle of a mixed-use area planned to include employment, retail, dining and entertainment uses.

The Master Lighting Plan for the Scottsdale Quarter, including Building J and the Martini Park space, was approved by the DRB as Case No. 10-DR-2007#2, on June 5, 2008. The Master Lighting Plan also complies with Sec. 7.600 of the Zoning Ordinance and provides adequate security lighting to provide for public safety under the City's Policy for Exterior and Site Lighting Design Principles. The landlord's lighting consultant has confirmed that the combination of building and pole light levels approved in the Scottsdale Quarter Master Lighting Plan meets the City's minimum requirements.

8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.

Building J contains ground level retail and restaurant uses and a multi-level parking garage that can accommodate 1,314 cars. The bar and live entertainment required parking of 175 cars based upon the approved Scottsdale Quarter development which calculated 1:50 spaces for "bar/nightclub" uses can be adequately served by the on-site parking. A parking requirement based upon the occupancy factor can also easily be accommodated. The DRB approved Project Master Site Plan and Shared Parking Model are included with this application. Also included are the City's Traffic Impact Analysis Summary contained in the zoning approval for the Scottsdale Quarter, which confirms that capacity is not exceeded by traffic generated from the approved Scottsdale Quarter uses, and the Desman Associates Shared Parking Analysis contained in the DRB approval for the Scottsdale Quarter.

9. After hours establishments must maintain a valid after hours establishment license.

No after hours use is proposed.

Satisfaction of Live Entertainment Use Permit Criteria

Sec. 1.403 J. *Live entertainment.*

1. The site plan shall demonstrate that:
 - a. Buffering by a wall and/or landscaping will be provided in a manner which physically separates and restricts access from the establishment and its required parking area to residential districts.

The Scottsdale Quarter approved Project Master Site Plan demonstrates the required separation and buffering from residential uses within the Scottsdale Quarter. There are no residential districts in the vicinity of Martini Park.

- b. All patron entrances will be well lit and clearly visible to patrons from the parking lot or a public street.

The Master Lighting Plan for the Scottsdale Quarter approved by the DRB in Case No. 10-DR-2007#2, on June 5, 2008, shows ample lighting of the entrance to Martini Park which is clearly visible from the adjacent streets and parking structure. The Scottsdale Quarter Master Lighting Plan approved in 10-DR-2007#2 provides two (2) building mounted shielded down lights at the Martini Park entry. The entry is further identified by glass entry doors and a glass entry corner façade which provide additional illumination of the entry in accordance with Sec. 1.403.J.1.b's requirement of providing a well-lit and identifiable entry.

2. The applicant has provided written evidence that all sound resulting from business activities will be contained within the building, except where external speakers are permitted.

The updated Acoustics Letter analyzes noise impacts and addresses the land use context and acceptable noise levels in this mixed-use area in relatively close proximity to the airport and surrounded by commercial and Airpark uses. No amplification equipment is proposed to be installed in the outdoor patio area, which is located now only on the west internal to the Scottsdale Quarter project. Martini Park is surrounded on three sides by the rest of the Scottsdale Quarter mixed-use development. To the north of Martini Park is a parking structure and additional commercial retail/office buildings. To the east are another retail tenant and a series of buildings within Scottsdale Quarter, including condominiums on the eastern perimeter of the project several hundred feet away. Then across the street farther to the east are office/industrial buildings. To the south across Butherus are additional office/industrial buildings. To the west are Scottsdale Quarter commercial retail/office buildings, Scottsdale Road and the Kierland mixed-use development with additional shopping/dining/entertainment uses. In this context the sound levels associated with Martini Park are consistent with the context and character of the area, particularly since Martini Park is generally operating when the office/industrial buildings to the south of Butherus and across the street from Scottsdale Quarter to the east would be closed. Martini Park is not in the middle of a quiet residential neighborhood but rather in the middle of a mixed-use area planned to include employment, retail, dining and entertainment uses.

3. The applicant has provided a written public safety plan which the city police and fire departments have approved as complying with the written guidelines of the Planning and Development Department.

The Security, Maintenance and Operations Plan designed to satisfy this requirement has been submitted as part of this application.

4. The applicant has provided a written lighting plan which addresses exterior lighting on and surrounding the property, in accordance with section 7.600 of the zoning ordinance and with the public safety plan guidelines.

The Master Lighting Plan for the Scottsdale Quarter approved by the DRB in Case No. 10-DR-2007#2, on June 5, 2008, depicts the exterior lighting for Martini Park which complies with Ordinance and public safety plan requirements. The Master Lighting Plan also complies with Sec. 7.600 of the Zoning Ordinance and provides adequate security lighting to provide for public safety under the City's Policy for Exterior and Site Lighting Design Principles. The landlord's lighting consultant has confirmed that the combination of building and pole light levels approved in the Scottsdale Quarter Master Lighting Plan meets the City's minimum requirements.

5. The applicant shall provide a written exterior refuse control plan which must be approved by the Planning and Development Department staff as complying with the written guidelines of the department, prior to the issuance of a business license. The review will be conducted as provided in Section 1.305.

The Security, Maintenance and Operations Plan, which includes exterior refuse control, is being submitted as part of the application as required. The site plan shows a designated Trash Compactor Room for Building J and Martini Park use at ground level within the parking structure.

6. The applicant has provided a floor plan which identifies the areas for the primary use and for ancillary functions, which include but are not limited to patron dancing areas and/or stages for performances.

The floor plan with these areas identified is included in this application, including dancing/stage areas.

7. If access to the establishment is from a street other than one classified by the General Plan as minor collector or greater, or classified by the downtown General Plan as local street or greater, the applicant has provided a traffic analysis which complies with transportation planning department written guidelines. The plan shall demonstrate to the satisfaction of the transportation department that the level of service on all streets accessed by the use shall meet the standard set by the city.

The Access Plan Evaluation by Kimley-Horn dated June 6, 2005, and contained in the rezoning approval for the Scottsdale Quarter site, is included with this application.

8. If the Zoning Administrator determines that a study is necessary the applicant shall provide a parking study which complies with the written guidelines of the Planning and Development Department.

The Shared Parking Model Study, from the rezoning approval of the Scottsdale Quarter, and the Desman Shared Parking Analysis, from the DRB approval of the Scottsdale Quarter, are both included with this application.

9. The applicant has provided any additional information required by city staff in order to evaluate the impacts of the proposed use upon the area.

All required checklist items have been submitted.

10. The following operational standards must be met by the use throughout its operation:
 - a. All external doors shall be closed but not locked during business hours.
 - b. No external speakers will be permitted on the premises of a use permitted under this section, which is located within five hundred (500) feet of a residential district.
 - c. The applicant/operator shall comply with all plans approved as provided herein.

Acknowledged.

The proposed use permits also meet the general use permit criteria in Sec.1.401.

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Martini Park is located within a regional mixed-use district in a commercial and industrial area and has been designed to mitigate noise, lighting and other impacts of the use.

The updated Acoustics Letter analyzes noise impacts and addresses the land use context and acceptable noise levels in this mixed-use area in relatively close proximity to the airport and surrounded by commercial and Airpark uses. No amplification equipment is proposed to be installed in the outdoor patio area, which is located now only on the west internal to the Scottsdale Quarter project. Martini Park is surrounded on three sides by the rest of the Scottsdale Quarter mixed-use development. To the north of Martini Park is a parking structure and additional commercial retail/office buildings. To the east are another retail tenant and a series of buildings within Scottsdale Quarter, including condominiums on the eastern perimeter of the project several hundred feet away. Then across the street farther to the east are office/industrial buildings. To the south across Butherus are additional office/industrial buildings. To the west are Scottsdale Quarter commercial retail/office buildings, Scottsdale Road and the Kierland mixed-use development with additional shopping/dining/entertainment uses. In this context the sound levels associated with Martini Park are consistent with the context and character of the area, particularly since Martini Park is generally operating when

the office/industrial buildings to the south of Butherus and across the street from Scottsdale Quarter to the east would be closed. Martini Park is not in the middle of a quiet residential neighborhood but rather in the middle of a mixed-use area planned to include employment, retail, dining and entertainment uses.

The Scottsdale Quarter Master Lighting Plan approved in 10-DR-2007#2 provides two (2) building mounted shielded down lights at the Martini Park entry. The entry is further identified by glass entry doors and a glass entry corner façade which provide additional illumination of the entry in accordance with Sec. 1.403.J.1.b's requirement of providing a well-lit and identifiable entry. The Master Lighting Plan is also compliant with Sec. 7.600 of the Zoning Ordinance and provides adequate security lighting to provide for public safety under the City's Policy for Exterior and Site Lighting Design Principles. The landlord's lighting consultant has confirmed that the combination of building and pole light levels approved in the Scottsdale Quarter Master Lighting Plan meets the City's minimum requirements.

A Pollution Control Device with a grease-scrubber function will be used as part of odor control. The use will therefore not create any damage or nuisance arising from the listed impacts.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

The Martini Park use was planned as part of the Scottsdale Quarter mix of uses, and the traffic impacts of all proposed uses were evaluated in the rezoning and DRB approvals. There are therefore no unusual or unanticipated traffic impacts from the use.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

The Martini Park use is an appropriate one in the Scottsdale Quarter mixed-use project and is compatible with the surrounding larger commercial area along this segment of Scottsdale Road.

- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

[See above verification of satisfaction of additional bar and live entertainment conditions.]

DATE: July 24, 2007
DEVELOPMENT PHASE: II

DURING THIS PHASE 2,231 Shared (always; never reserved) Spaces
2,498 Total Spaces

ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking assumes five (5) additional patios will be constructed in Phase II (for a total of 10 existing at the end of Phase II), with an average per patio floor area of 3% of retail (except grocery), restaurant and nightclub/bar traffic will be comprised of patrons travelling on foot, or via some form of public transportation area (e.g. Kierland mixed use development to the west). (4.) Calculations assume 2% of retail (except grocery), restaurant, and bar/nightclub tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces. (5.) Grocery traffic will be comprised of on-site office tenants, on-site multi-family unit residents, and/or on-site hotel guests, all of whom will have the

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				PARKING RATE (units)
	QUANTITY	UNIT	DESCRIPTION	DIVISOR		TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER	
BAR/NIGHTCLUB										
indoor	0	sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	0.98	1.00	
indoor	0	sf gfa	1 per 50 sf public area	50	Shared	1.00	0.97	0.98	1.00	
HOTEL										
guest rooms	0	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	
auxiliary comm'l uses	0	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	
OFFICE										
business/professional	65,100	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM,	1.00	1.00	1.00	1.00	
business/professional	143,634	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	
RESTAURANT										
indoor	6,154	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	
indoor	77,473	sf gfa	1 per 80 sf public area	80	Shared	1.00	0.97	0.98	1.00	
outdoor	15,217	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	0.97	0.98	1.00	
RESIDENTIAL										
multi-family	0	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	
RETAIL										
general	220,048	sf gfa	1 per 200 sf gfa	200	Shared	1.00	0.97	0.98	1.00	
grocery	6,816	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	0.75	1.00	
PUBLIC ASSEMBLY										
cinema	350	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	

Accumulated Indoor Floor Area	567,554	sf gfa	Note: Accumulated floor area calculated by summing indoor floor areas stated in table, and adding 48,329 sf for the cinema (per 7/12/07 Nelsen Partners, Inc. site plan), as the cinema floor area is not shown in the parking model table because its parking requirement is not calculated based on floor area; its parking requirement is calculated based on number of seats.							
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RESULTS:

2,594 = spaces required without shared parking based parking requirement reduction approval

DATE: July 24, 2007
DEVELOPMENT PHASE: I

DURING
THIS PHASE

2,156 Shared (always; never reserved) Spaces
2,347 Total Spaces

ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking assumes five (5) patios will be constructed in Phase I, with an average per patio floor area of 1,200 sf. (3.) Calculations apply no captive transportation mode reductions for this phase of the development.

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				I PA R (un
	QUANTITY	UNIT	DESCRIPTION	DIVISOR		TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER	
BAR/NIGHTCLUB										
indoor		sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	
indoor	0	sf gfa	1 per 50 sf public area	50	Shared	1.00	1.00	1.00	1.00	
HOTEL										
guest rooms	0	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	
auxiliary comml uses	0	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	
OFFICE:										
business/professional	42,300	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM,	1.00	1.00	1.00	1.00	
business/professional	87,059	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	
RESTAURANT:										
indoor	6,154	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	
indoor	57,202	sf gfa	1 per 80 sf public area	80	Shared	1.00	1.00	1.00	1.00	
outdoor	8,917	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	1.00	1.00	1.00	
RESIDENTIAL:										
multi-family	0	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	
RETAIL:										
general	105,790	sf gfa	1 per 200 sf gfa	200	Shared	1.00	1.00	1.00	1.00	
grocery	6,816	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	
PUBLIC ASSEMBLY										
cinema	0	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	
Accumulated Indoor Floor Area	305,321	sf gfa								

RESULTS:

1,533 = spaces required without shared parking based parking requirement reduction approval

CREATOR: Tové White
 DATE: September 11, 2007
 DEVELOPMENT PHASE: III (Full Build-Out Condition)

PROVIDED DURING THIS PHASE 256 Shared (except during evening hours) valet spaces
 2,028 Shared (always; never reserved) Spaces
 3,187 Total Spaces

ASSUMPTIONS: (1.) Parking rates stated reflect City's code rates, per Zoning Code Table 9.2, for planned regional center (PRC) zoning districts. (2.) Parking assumes ten patios, with an average per patio floor area of 1,200 sf. (3.) Calculations assume 6% of retail (except grocery), restaurant and patrons travelling on foot, or via some form of public transportation (i.e. trolley) from the immediately surrounding area (from the Kierland mixed use). (4.) Calculations assume 10% of retail (except grocery), restaurant, and bar/nightclub traffic will be comprised of on-site office tenants, on-site hotel guests, all of whom will have their parking demands already satisfied with reserved spaces. (5.) Calculations assume 80% of grocery tenants, on-site multi-family unit residents and/or on-site hotel guests all of whom will have their parking demands already satisfied with reserved spaces.

LAND USE	TOTAL ALLOCATION		CODE PARKING RATE (SPACES)		RESERVED OR SHARED	ADJUSTMENT FACTORS				P PA R (una
	QUANTITY	UNIT	DESCRIPTION	DIVISOR		TRIP REDUCTION	ALT. MODE OF TRANSPORTATION	CAPTIVE MARKET	OTHER	
BAR/NIGHTCLUB										
indoor	7,713	sf gfa	1 per 50 sf public area	50	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	
indoor	5,000	sf gfa	1 per 50 sf public area	50	Shared	1.00	0.94	0.90	1.00	
HOTEL										
guest rooms	125	rooms	1 per guest room	1	Reserved	1.00	1.00	1.00	1.00	
auxiliary comml uses	34,000	sf gfa	1 per 400 sf gfa	400	Reserved	1.00	1.00	1.00	1.00	
OFFICE:										
business/professional	65,100	sf gfa	1 per 300 sf gfa	300	Reserved until 6 PM,	1.00	1.00	1.00	1.00	
business/professional	152,573	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	1.00	1.00	
RESTAURANT:										
indoor	12,492	sf gfa	1 per 80 sf public area	80	Reserved after 6 PM, every day	1.00	1.00	1.00	1.00	
indoor	79,714	sf gfa	1 per 80 sf public area	80	Shared	1.00	0.94	0.90	1.00	
outdoor	18,204	sf gfa	1 per 250 sf (minus first 250 sf per patio)	250	Shared	1.00	0.94	0.90	1.00	
RESIDENTIAL:										
multi-family	238	units	2 per unit	0.5	Reserved	1.00	1.00	1.00	1.00	
RETAIL:										
general	274,046	sf gfa	1 per 200 sf gfa	200	Shared	1.00	0.94	0.90	1.00	
grocery	6,816	sf gfa	1 per 300 sf gfa	300	Shared	1.00	1.00	0.20	1.00	
PUBLIC ASSEMBLY										
cinema	350	seats	1 per 10 seats	10	Shared	1.00	1.00	1.00	1.00	

Accumulated Indoor Floor Area (See note at right)	1,219,183	sf gfa	Note: Accumulated floor area calculated by summing indoor floor areas stated in table, adding 136,000 sf for non-commercial component of hotel, 35,907sf for the cinema, 409,822 sf for the residential units, as these floor areas are not shown in the parking model table. They are not shown in the parking model table because their parking requirements are not calculated based on floor area; they are calculated based on a different unit of measure, such as guest rooms, seats, or dwellings.							
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RESULTS: